

Capital Facility Overview

The Ashburn Planning Subarea continues to be one of the fastest growing areas in Loudoun County. The estimated population in the Ashburn Planning Subarea is 80,924. The Subarea's population is forecast to be 113, 852 by 2026, a growth of over 40% by the end of the ten-year CNA Planning period. These population projections are based upon COG 8.0 estimates and were developed prior to the release of 2010 Census data for the County.

The Ashburn area will see significant development and change as the Dulles Corridor Rapid Transit project (Metro Rail) comes to Loudoun County. Three Metro Rail stops are planned within Loudoun County - at the Dulles International Airport, at Route 606, and at Route 772. The Route 606 and Route 772 Stations are located in Ashburn. The Ashburn area is poised to see significant increases in high density residential growth, office and commercial developments in close proximity to the Metro Stations, particularly at the Route 772 Station.

The biggest capital facility projects will be within the Moorefield Station development. The developers of Moorefield Station made significant cash and land proffer donations to the County that will allow the County to develop an array of new facilities to serve the development and surrounding area. These capital facility proffers include: 1) a 4-acre public use site for a Fire & Rescue Station, which is currently under construction, 2) an 81-acre public use site which will be used for Elementary School 16 (ES-16), a Community Park and a Recycling Drop-Off Center, 3) a 12,000 square foot Library, 4) several Mental Health Substance Abuse and Developmental Services Group Homes, 5) a 10.5-acre Recreation Center site, and 6) land for Commuter Parking and related services for the Route 772 Metro Station.

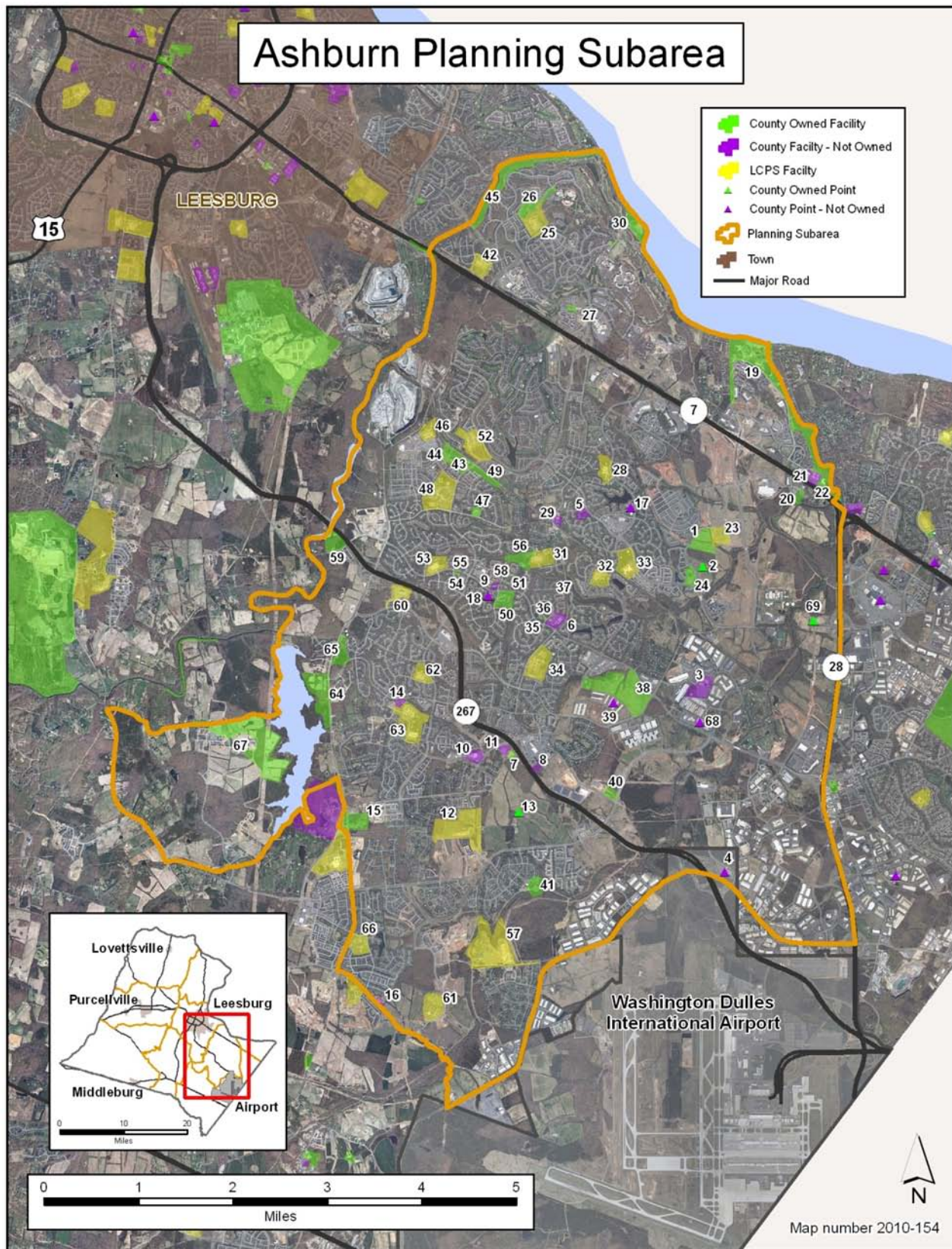
Other planned capital facility projects in the Ashburn area during the current FY 2011-2016 CIP timeframe include the construction of the Eastern Loudoun Respite Center within the University Center development and the addition of permanent restrooms, expanded parking, and other amenities at existing parks in the Ashburn area using cash proffers.

The maps and tables on the following pages list all County owned and leased facilities in operation in the Ashburn Planning Subarea, projects that are currently under construction, and projects proposed to be funded in the Adopted FY 2011-2016 Capital Improvements Program budget.

Comprehensive Plan Overview

There are portions of the Suburban and Transition Policy Areas within the Ashburn Planning Subarea (Revised General Plan, Chapter 7, Planned Land Use Map; and Chapter 6, Suburban Community Boundaries Map). The Existing Village of Ashburn is located within the limits of the Ashburn Planning Subarea (Revised General Plan, Chapter 10, Existing Villages Map).

Plan policy envisions the Ashburn Community of the Suburban Policy Area as one of four self-sustaining suburban communities that have a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). The County will direct the majority of public investments into currently developed communities where development is planned according to the Comprehensive Plan and in observance of standards and levels as approved in the Board of Supervisors' Adopted Service Plans and Levels (Revised General Plan, Chapter 6, Fiscal Planning and Budgeting Policy 6). The County's vision for the Transition Policy Area is a permanently defined policy area with land uses that provide a visual and spatial transition between the suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, General Policy 2). The County will encourage the development of non-residential uses in the Transition Policy Area that provide a transition from suburban to rural, such as active recreation uses, public schools, and other compatible institutional uses. These uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Land Use Pattern text). The County will allow small-scale institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses (Revised General Plan, Chapter 10, Existing Village Policy 9). Compatible development will be allowed within Existing Villages that have adequate public facilities, zoning, transportation facilities, and land resources to accommodate growth (Revised General Plan, Chapter 10, Existing Village Policy 2). Further, "[t]he County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities" (Revised General Plan, Chapter 3, General Public Facilities Policy 8).



Numbered Facilities on the Ashburn Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
1	Potomac Green Sportsplex	Owned	Planned
2	Ashburn Senior Center	Proffered	Planned
3	Christian Fellowship Church Park-and-Ride	Donated	Operational
4	Dulles North Transit Center Park-and-Ride	VDOT Owned	Operational
5	Ashburn Village Park-and-Ride	Proffered	Operational
6	Ashburn Farm Park-and-Ride	Proffered	Operational
7	Moorefield Fire and Rescue Station #23	Owned	Construction
8	Loudoun Station Metro Park-and-Ride	MWAA Owned	Planned
9	Crossroads Park-and-Ride	Donated	Operational
10	Broadlands South Park-and-Ride	Proffered	Operational
11	Broadlands South Park-and-Ride	Leased	Operational
12	ES-16/Moorefield Recycling Center/Moorefield Community Park	Proffered	Planned
13	Moorefield Station Recreation Center/Library	Proffered	Planned
14	Broadlands Park-and-Ride	Proffered	Operational
15	Brambleton District Park - East	Proffered	Planned
16	Brambleton Park-and-Ride	Owned	Operational
17	Ashburn Village Community Policing Office	Leased	Operational
18	Ashburn Farm Community Policing Office	Leased	Operational
19	Bles Park/Eastern Respite Center	Owned	Operational
20	Ashburn North Park-and-Ride	Owned	Operational
21	County Offices	Leased	Operational
22	University Center Sheriff Station	Leased	Operational
23	Steuart W. Weller Elementary School	Owned	Operational
24	Ray Muth Sr. Memorial Park	Owned	Operational
25	Belmont Ridge Middle School	Owned	Operational
26	Lansdowne Sports Park	Owned	Operational
27	Lansdowne Public Safety Center	Owned	Operational
28	Ashburn Elementary School	Owned	Operational
29	Ashburn Fire and Rescue Station #6	Owned by Volunteers	Operational
30	Elizabeth Mills Riverfront Park	Owned	Operational
31	Cedar Lane Elementary School	Owned	Operational
32	Dominion Trail Elementary School	Owned	Operational
33	Farmwell Station Middle School	Owned	Operational
34	Broad Run High School	Owned	Operational
35	Group Home	Owned	Operational
36	Group Home	Owned	Operational
37	Group Home	Owned	Operational

Numbered Facilities on the Ashburn Planning Subarea Map:

Number	Facility Name	Owned/Leased	Status
38	Chick Ford Field and Ryan Bickel Field	Owned	Operational
39	Temporary Moorefield Station Fire and Rescue Station #23	Leased	Operational
40	Loudoun Parkway Center Parcel O	Owned	Vacant
41	Lyndora Park	Owned	Operational
42	Seldens Landing Elementary School	Owned	Operational
43	Trailside Park	Owned	Operational
44	Beth Miller Park	Owned	Operational
45	Kephart Bridge Landing	Owned	Operational
46	Belmont Station Elementary School	Owned	Operational
47	Ashburn Library	Owned	Operational
48	Stone Bridge High School	Owned	Operational
49	Trailside Passive Park	Owned	Operational
50	Greg Crittenden Memorial Park	Owned	Operational
51	Group Home	Owned	Operational
52	Newton-Lee Elementary School	Owned	Operational
53	Sanders Corner Elementary School	Owned	Operational
54	Group Home	Owned	Operational
55	Group Home	Owned	Operational
56	Ashburn Park	Owned	Operational
57	Rosa Lee Carter Elementary School	Owned	Operational
58	Group Home	Owned	Operational
59	Goose Creek Village Park	Owned	Operational
60	LCPS Administration Building	Owned	Operational
61	Stone Hill Middle School	Owned	Operational
62	Hillside Elementary School	Owned	Operational
63	Eagle Ridge Middle School	Owned	Operational
64	Edgar Tillett Memorial Park	Owned	Operational
65	Ashburn Area Recreation Center Site	Owned	Planned
66	Legacy Elementary School	Owned	Operational
67	Evergreen Conservancy Park	Owned	Operational
68	County Storage	Leased	Operational
69	Route 28/7 Public Safety Center - Station #24	Proffered	Planned

Existing Capital Facilities That Meet Adopted Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Mental Health Residential Facility	Ashburn Group Home (2)	Owned
Mental Health Residential Facility	Transitional Townhouse(2)	Owned
Mental Health Residential Facility	ACT Townhouse (3)	Owned
Fire/Rescue Station	Ashburn Volunteer Station #6	Owned by Volunteers
Fire/Rescue Station	Lansdowne Safety Center - Station #22	Owned
Fire/Rescue Station	Temporary Moorefield Station Safety Center - Station # 23	Leased
District Park	Bles Park	Owned
Community Park	Trailside Park	Owned
Community Park	Edgar Tillett Memorial Park	Owned
Regional Park-and-Ride	Dulles North Transit Center	Owned by VDOT
Park-and-Ride Lot	Ashburn North	Owned
Commuter Parking Lot	Ashburn Farm	Proffered
Commuter Parking Lot	Ashburn Village	Proffered
Commuter Parking Lot	Brambleton	Proffered
Commuter Parking Lot	Broadlands	Proffered
Park-and-Ride Lot	Broadlands South	Proffered
Park-and-Ride Lot	Broadlands South	Leased
Park-and-Ride Lot	Crossroads	Donated
Park-and-Ride Lot	Christian Fellowship Church	Donated
Sheriff Station	University Center Station	Leased
Library	Ashburn Library	Owned

Capital Facilities Under Construction:

Facility Type	Facility Name	Owned/Leased
Respite Center	Eastern Loudoun Respite Center	Owned
Fire/Rescue Station	Moorefield Public Safety Station #23	Owned

The following capital facilities are operated by the County but do not meet the current Capital Facility Standards:

Facility Type	Facility Name	Owned/Leased
Park	Ashburn Park	Owned
Park	Beth Miller Park	Owned
Park	Greg Crittenden Memorial Park	Owned
Park	Elizabeth Mills Riverfront Park	Owned
Conservancy Lot	Evergreen Rural Village Conservancy Lot	Owned
Park	Chick Ford Field & Ryan Bickel Field	Owned
Canoe/Kayak Launch	Kephart Bridge Landing	Owned
Park	Lansdowne Sports Park	Owned
Park	Lyndora Park	Owned
Open Space	Goose Creek Village Park	Owned
Park	Ray Muth Sr. Memorial Park	Owned

Planned Capital Facilities in the FY 2011-2016 CIP:

Facility Type	Facility Name	Fiscal Year	Site Status
Animal Shelter	Eastern Loudoun Animal Shelter	FY 15	TBD
Recycling Drop-Off Center	Moorefield Station	FY 14	Proffered
Developmental Services Residential Home	Ashburn	FY 13	TBD
District Park	Brambleton District Park	FY 11	Proffered
Community Park	Edgar Tillett Park Improvements	FY 11	Owned
Sheriff Station	Ashburn Sheriff Station	FY 13	TBD
Government Support Facility	Eastern Vehicle Support Facility	FY 16	TBD
Elementary School	ES-16 Moorefield Station	FY 12	Proffered
Elementary School	ES-22 Ashburn Area	FY 12	Owned
Middle School	MS-6 Ashburn Area	FY 12	Owned
High School	HS-6 Loudoun Valley Estates II	FY 13	Owned
High School	HS-8 Ashburn Area	FY 12	TBD

The following capital facilities are proposed for development in the FY 2017-2026 Capital Needs Assessment in order to address current and future projected capital facility deficits in the Ashburn Planning Subarea:

Facilities	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fire/Rescue Station #30	x									
Lansdowne Library										x
Developmental Services Residential Facility	x	x		x						
Mental Health Group Residence	x									
Park-and-Ride Spaces										x
Recreation Center	x									
Regional Park	x									
District Park	x		x							
Community Park	x	x	x		x					
Recycling Drop-Off Center	x									
Special Waste Drop-Off Center										x
Community Center	x									
Senior Center	x									
Teen Center	x									
Elementary School #27	x									
Elementary School #31			x							
Elementary School #34					x					

It is estimated that approximately **503 acres** of land will need to be acquired by the County in order to develop these proposed facilities through FY 2026.

Fire & Rescue Station #30

This project could be Fire & Rescue Station #28, which is a carry-over from the Adopted FY 2011-2016 CIP, and designates a Station in the Route 606 Corridor in either the Ashburn or Dulles Planning Subareas, or Fire & Rescue Station #30, which designates a Station in either the Ashburn or Leesburg Planning Subareas. This facility is proposed to be 13,000 to 16,000 square feet, depending on whether a volunteer company is partnered with career staff at the Station, at an appropriately zoned site up to 5 acres in size.

The County's Capital Facility Standard for Fire & Rescue Stations is one station per 25,000 residents. By 2026, the Ashburn Planning Subarea will be served by the following Stations:

Ashburn - Station #6

Lansdowne - Station #22

Moorefield Station - Station #23

An additional Fire and Rescue Station is needed in Ashburn by 2026. The facility will include amenities such as restrooms, showers, lockers, exercise facilities, food preparation/dining facilities, apparatus bays, bunkroom facilities, training/break room, laundry and decontamination areas, supply storage, gear/hose drying area, breathing apparatus air compressor room, offices, and a repair shop. Combined volunteer and career staffing for the fire-rescue station is anticipated, with possible 24-hour, 7-day-a-week coverage by career staff.

FY 2017

13,000 square feet

5.00 acres

Ashburn or Leesburg



Comprehensive Plan Conformance:

The proposed general location for the Fire and Rescue Station is consistent with the Revised General Plan. The Revised General Plan states that fire and rescue facilities will be sited in accordance with the standards and facility needs identified in the Board of Supervisors adopted Fire and Rescue Services Plan and station location/service area maps contained in the Revised General Plan and area plans (Revised General Plan, Chapter 3, Fire and Rescue Services Policy 1).

Lansdowne Library

This project proposes to construct a 40,000 square foot facility on an appropriately zoned site of up to seven acres in FY 2026 in the Lansdowne development within the Ashburn Planning Subarea.

The Ashburn Planning Subarea is served by the following Library:

Ashburn Library

The County's Capital Facility Standard for Libraries is 0.60 square feet of space per capita. By 2026, the County's population growth versus existing library square footage in operation will trigger the need for an additional Library, with the greatest need being in the Ashburn area.

This project will construct a full-service, community library with an opening day collection of 120,000 volumes. Library materials will include books, magazines, electronic books, CD's, DVD's, audio and video cassettes, and web-based resources. Library Service will include a web-based catalog allowing online renewals, automated telephone renewal and request notification, as well as public access to the Internet.

FY 2026
40,000 square feet
7.00 acres



Comprehensive Plan Conformance:

The proposed general location for the Lansdowne Library is consistent with the Revised General Plan. Where appropriate, libraries should be located within or near other "high traffic" areas such as town centers and commercial areas (Revised General Plan, Chapter 3, Library Services Policy 1).

Developmental Services Group Residences (3)

This project would purchase three 3,400 square foot Developmental Services Group Residences during the FY 2017-2026 Capital Needs Assessment planning period. While the facility could be located anywhere in the County, due to population densities and close proximity to public transportation and employment opportunities, these facilities are proposed in the Ashburn Planning Subarea.

Each Group Residence would be handicapped accessible and would provide office space for staff. The facility would preferably be in close proximity to other County MHSADS Group Residences, allowing for more efficient use of staff, vehicles, and office resources.

Developmental residential services are provided in group residences, supervised apartments and private residences. Services are provided to individuals who have developmental or intellectual disabilities. Services may include intensive residential rehabilitation support, psychological assessment and behavioral treatment, psychiatric and nursing care, medication management, case management, as well as habilitation support to develop life skills such as money management, community safety skills, personal hygiene, cooking, and housekeeping. Direct supervision of clients, transportation and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.

FY 2017, 2018, 2020
10,200 total square feet
1.50 total acres



Comprehensive Plan Conformance:

The proposed general location for three Developmental Services Group Residences is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).

Mental Health Group Residence

FY 2017
3,400 square feet
0.25 acres

This project would purchase a 3,400 square foot Mental Health Group Residence during the FY 2017-2026 Capital Needs Assessment planning period. While the facility could be located anywhere in the County, due to population densities and close proximity to public transportation and employment opportunities, these facilities are proposed to be located in the Ashburn Planning Subarea.

Each Group Residence would be handicapped accessible and would provide office space for staff. The facility would preferably be in close proximity to other County MHSADS Group Residences, allowing for more efficient use of staff, vehicles, and office resources.

Mental Health services are provided in group residences, supervised apartments and private residences. Services are provided to individuals and their families who are experiencing serious mental disabilities. Services include intensive psychotherapy, psychiatric and nursing care, medication management, case management, as well as life skills such as money management, personal hygiene, cooking and housekeeping. Direct supervision of clients, transportation and crisis intervention are also provided. The program would be available 24 hours a day through on-site supervision and on-call staff.



Comprehensive Plan Conformance:

The proposed general location for the Mental Health Group Residence is consistent with the Revised General Plan. New human service facilities will be located in the Suburban and Transition Policy Areas, Towns, JLMAs, and the Existing Villages with good access to commercial services to achieve adequate accessibility and integration of all clients (Revised General Plan, Chapter 3, Human Services Policy 1). Additionally, human service agencies will coordinate facility needs and location criteria for group care facilities to ensure adequate dispersal throughout the County (Revised General Plan, Chapter 3, Human Services Policy 2).

Park-and-Ride Spaces

This project would acquire 500 additional Park-and-Ride spaces in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The County currently operates 750 Park-and-Ride Lot spaces at the Dulles North Transit Center, 190 spaces at the Ashburn North Park-and-Ride Lot, 435 spaces in Broadlands, Broadlands South, and Brambleton, and 213 donated parking spaces at the Crossroads and Christian Fellowship Churches.

The Loudoun County Transit Plan calls for two Park-and-Ride Lots to be developed in the Ashburn Planning Subarea: a 250-space lot in Lansdowne and a 250-space lot in proximity to One Loudoun.

Park-and-Ride Lots can accommodate 70 parking spaces per acre. This project would require sites totaling approximately eight acres. The Park-and-Ride Lots would be lighted and would include a raised, concrete waiting area, a bus shelter, bicycle lockers, telephone service, and other passenger amenities.

FY 2017 - 2026

500 spaces

8.00 acres

**Proffered, Donated, Owned
or Leased**



Comprehensive Plan Conformance:

The proposed general location for the Park-and-Ride Spaces is consistent with the Revised General Plan. The 2010 Revised Countywide Transportation Plan (CTP) policies state that park-and-ride facilities within the Suburban Policy Area will be located "along or at the intersection of arterial or major collector roads, near activity centers such as commercial or mixed-use centers, schools, or other destinations, at transit stops, or in other safe and secure locations that provide convenient access. They should be connected by sidewalks or shared pathways to enable carpoolers and pedestrians to walk to the lot. Park-and-ride lots should receive priority consideration for the installation of bicycle lockers and racks" (CTP, Chapter 3, Park and Ride Lot Policy 1). "Park and ride lots may be co-located with other complimentary uses, such as recycle centers, churches, parks, and retail development areas" (CTP, Chapter 3, Park and Ride Lot Policy 2) and "will be designated to provide convenient and safe bus access either within or adjoining the lot" (CTP, Chapter 3, Park and Ride Lot Policy 3). Park-and-ride lots should be developed on the basis of residential growth with one commuter park-and-ride space for every 30 new households approved for development. These spaces do not include parking for Metrorail stations and this guideline should not be applied to development immediately adjacent to Metrorail stations" (CTP, Chapter 3, Park and Ride Lot Policy 4).

Recreation Center

This project would construct an 83,000 square foot Recreation Center on a proffered site of 15 acres in the Broadlands community during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not currently have a Recreation Center. None are planned in the FY 2011-2016 Adopted CIP.

The County's Capital Facility Standard for Recreation Centers is one per 75,000 residents. The need for a Recreation Center in the Ashburn Planning Subarea is triggered in FY 2017.

The facility would provide a minimum 12,000 square feet of building space for community programs serving preschool and daycare needs, and multi-purpose meeting rooms to serve all ages and abilities. Recreation and fitness areas would occupy 28,000 square feet and would include a gymnasium, fitness center, and multi-purpose rooms. A 35,000 square foot aquatic center would include a 37.5 x 50 meter lap pool, leisure pool, and associated locker rooms.

Co-location of this facility with a senior center, teen center, or with another park facility would offer program benefits and potential cost savings.

FY 2017
83,000 square feet
15.00 acres
Proffered Site



Comprehensive Plan Conformance:

The proposed general location for the Recreation Center is consistent with the Revised General Plan, which states that a recreation center and community park are planned for Broadlands (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Regional Park

**FY 2017
200 acres**

This project would acquire a minimum of 200 acres to develop a Regional Park in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not currently have a Regional Park. None are planned in the FY 2011-2016 Adopted CIP.

The County's Capital Facility Standard for Regional Parks is one per 75,000 residents. The need for a Regional Park is triggered in FY 2017.

Each Regional Park could include up to 19 athletic fields - 5 small baseball/softball fields, 4 large softball fields, and 10 large rectangle fields. The Park could also contain up to 130 acres for passive park uses.

The Park could also include supporting amenities such as lights for the athletic fields, fencing, utilities, irrigation, parking, playgrounds, site access from a public road, landscaping, public restrooms, groundwater wells, staff offices, meeting rooms, storage space, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.



Comprehensive Plan Conformance:

The proposed general location for a Regional Park is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

District Parks (2)

Based on current capital facility standards, the County should provide two additional District Parks, a minimum of 75 acres each, in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment planning period.

The County has one District Park in the Ashburn Planning Subarea:

Bles Park 132 acres

The FY 2011-2016 Adopted CIP contains the Brambleton District Park project in FY 2011. By 2026, two additional District Parks are needed in the Ashburn Planning Subarea.

The District Park sites acquired may vary in size but should be approximately 75 acres each. The District Parks could include up to 5 small baseball/softball fields, 4 large rectangle fields, and approximately 45 acres for passive recreation.

The park could also include amenities such as lights for the athletic fields, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, playgrounds, groundwater wells, irrigation, staff offices, meeting rooms, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

**FY 2017 & 2019
150 acres**



Comprehensive Plan Conformance:

The proposed general location for two District Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Community Parks (4)

Based on current capital facility standards, the County should acquire 60 acres, in addition to two proffered sites, to develop four Community Parks in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment planning period.

The County currently operates thirteen “community” parks in the Ashburn Planning Subarea. Only two of these parks, Edgar Tillett Memorial Park and Trailside Park, meet the Community Park Standard of at least 30 acres. The thirteen parks total 436 acres and include eleven baseball fields, three softball fields, six rectangle fields, and approximately 370 passive acres. The development of these four Community Parks is recommended to provide additional athletic fields for baseball, softball, soccer, lacrosse and football to accommodate growing demand for athletic fields from local sports leagues.

The Community Park sites acquired should be approximately 30 acres in size. Each Community Park could include two baseball/softball fields, one rectangle field, field lighting, fencing, site utilities, parking, site access from the public road, landscaping, public restrooms, groundwater wells, irrigation, staff offices, a playground, storage, scorekeeper and umpire areas, maintenance facilities, picnic pavilions, bleachers, and signage.

FY 2017, 2018, 2019, 2021
60 acres
Two Proffered Sites,
Two Purchased Sites



Comprehensive Plan Conformance:

The proposed general location for Community Parks is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Community Center

This project would construct a 10,000 square foot Community Center on a site of up to 6 acres in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not contain any Community Centers. The FY 2011-2016 Adopted CIP does not plan for any Community Centers in the Ashburn Planning Subarea.

The County's Capital Facility Standard for Community Centers is one per 42,000 residents. The need for two Community Centers in the Ashburn Planning Subarea is triggered by FY 2026. One Community Center program could be provided at the Ashburn Recreation Center scheduled for development in FY 2017 of the CNA.

The facility would provide administrative and program space for volunteers and staff, a wellness center, a counseling room, large and small multi-purpose rooms, a small commercial kitchen, an exercise/fitness room, classrooms, a game room, a computer lab, arts and crafts areas, storage rooms, restrooms, and a reception area. Co-locating the facility with a recreation center, senior center, teen center, or another Park facility would offer program benefits and potential cost savings.

FY 2017
10,000 square feet
6.00 acres
Co-Located



Comprehensive Plan Conformance:

The proposed general location for a Community Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Senior Center

This project would construct a 15,000 square foot Senior Center on a 5-acre proffered site in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not currently have a Senior Center to serve its residents. The FY 2011-2016 Adopted CIP does not plan for a Senior Center in the Ashburn Planning Subarea. Based on current population projections and the County's capital facility standard for Senior Centers, the Ashburn Senior Center is triggered for development in FY 2017.

The facility would provide administrative and program space for volunteers and staff, a gymnasium, large and small multi-purpose rooms, a small commercial kitchen, an exercise/fitness room, classrooms, a game room, a computer lab, arts and crafts areas, storage rooms, restrooms, and a reception area.

The Senior Center is planned to be developed on a 5-acre public use site proffered to the County as part of the Regency at Ashburn zoning map amendment application (ZMAP-2005-0023).

FY 2017
15,000 square feet
5.00 acres
Proffered Site



Comprehensive Plan Conformance:

The proposed general location for a Senior Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Teen Center

This project would construct a 20,000 square foot Teen Center on an appropriately zoned 5-acre site in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not currently have a Teen Center to serve its residents. The FY 2011-2016 Adopted CIP plans for a Teen Center in either the Ashburn or Leesburg Planning Subareas in a future fiscal year after FY 2016.

The facility would provide a large multi-purpose room, fitness room, two meeting rooms, a multi-media room, a computer lab, digital arts studio, kitchen, snack bar, game area, restrooms, indoor and outdoor congregating areas, storage, and staff and support space.

A minimum five-acre site is required to accommodate a stand-alone building, associated outdoor space, and parking. However, co-locating the facility with a Community Center or Recreation Center would offer program benefits and potential cost savings through shared program space.

FY 2017
20,000 square feet
5.00 acres
Co-Located
Ashburn or Leesburg



Comprehensive Plan Conformance:

The proposed general location for a Teen Center is consistent with the Revised General Plan. Parks, Recreation, and Community Services are provided by geographic area to ensure that the maximum number of residents throughout the County are served (Revised General Plan, Chapter 3, Parks, Recreation, and Community Services text). Additionally, the County will locate new parks and athletic facilities to provide links between public facilities and communities, to protect environmental integrity, and to provide buffers between different land uses (Revised General Plan, Chapter 5, Parks and Recreation Policy 1).

Recreation Trails

FY 2026
107 Miles

This project would construct 107 miles of natural recreational trails within the Ashburn Planning Subarea, including parks, during the FY 2017-2026 Capital Needs Assessment Planning period.

Recreational or natural trails provide for walking, hiking, and equestrian opportunities. The surface of these trails are natural surface (natural earth, wood chips, etc.) with a width of two to five feet.

The Ashburn Planning Subarea currently has 7 miles of County owned or maintained recreational trails.

The County's Capital Facility Standard for Recreational Trails is 1 mile per 1,000 residents. Based upon pre 2010 Census population projections, the County should provide 114 miles of recreational trails in the Ashburn Planning Subarea by 2026, which requires 107 miles of new trails in addition to the 7 miles that already exist.



Comprehensive Plan Conformance:

The proposed general location for the recreational trails is consistent with the Revised General Plan. The County's greenways and trails will serve as a linking element in all policy areas to other components of the Green Infrastructure and may be used for refuge, recreation, and education. The system should link people to the area's natural, recreational, cultural, and commercial resources (Revised General Plan, Chapter 5, Greenways and Trail Policy 2). Priority trails include the Potomac Heritage Trail (hiking from Fairfax County to Harpers Ferry, WV); connections to the Ashburn Community from the Loudoun County Parkway Corridor; and pedestrian and shared-use trails along creeks (Revised General Plan, Chapter 5, Greenways and Trail Policy 3).

Recycling Drop-Off Center

This project would construct a new Recycling Drop-Off Center in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Ashburn Planning Subarea does not currently have a Recycling Drop-Off Center. A Recycling Drop-Off Center is planned to be constructed in the Moorefield Station community at a proffered site in FY 2014 of the Adopted FY 2011-2016 CIP.

The Capital Facility Standard for Recycling Drop-Off Centers is one per 40,000 residents. A Recycling Drop-Off Center is triggered to be constructed in FY 2017.

The minimum area necessary for a Drop-Off Center is approximately one-quarter acre, due to buffering requirements, site conditions, parking, and access requirements in the Loudoun County Zoning Ordinance. This project would include excavation to place a gravel base, geotextile layer, and pavement for a 3,000 square foot pad to accommodate the recycling containers, as well as 6,550 square feet of parking for customers of the Drop-Off Center.

This Recycling Drop-Off Center will be co-located at a current or planned County facility in the Ashburn Planning Subarea.

FY 2017
9,550 square feet
0.25 acres
Co-Located



Comprehensive Plan Conformance:

The proposed general location for a Recycling Drop-Off Center is consistent with the Revised General Plan. The County will continue to implement an integrated solid waste management strategy that places priority on reduction, reuse, and recycling of solid waste above resource recovery, incineration, and disposal into landfills (Revised General Plan, Chapter 2, Solid Waste Management Policy 2). The County encourages the co-location of government facilities, including recycling centers, where feasible and where they can function effectively (Revised General Plan, Chapter 2, Solid Waste Management Policy 5).

Special Waste Drop-Off Center

FY 2026
10,150 square feet
1.00 acres
Co-Located

This project would construct a new Special Waste Drop-Off Center in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period.

The Capital Facility Standard for Special Waste Drop-Off Centers calls for two Drop-Off Centers Countywide – one in the Route 7 West Planning Subarea in the vicinity of Purcellville and one in the Ashburn Planning Subarea south of Route 7.

The minimum area necessary for a Special Waste Drop-Off Center is approximately one acre due to site conditions, buffering, parking, and access requirements in the Loudoun County Zoning Ordinance. This project would include excavation to place a gravel base, geotextile layer, and pavement for a 3,000 square foot pad to accommodate the recycling containers, 6,550 square feet of parking for customers of the Drop-Off Center, and a 600 square foot pavilion.

The Special Waste Drop-Off Center will be co-located at a current or planned County facility in the Ashburn Planning Subarea.



Comprehensive Plan Conformance:

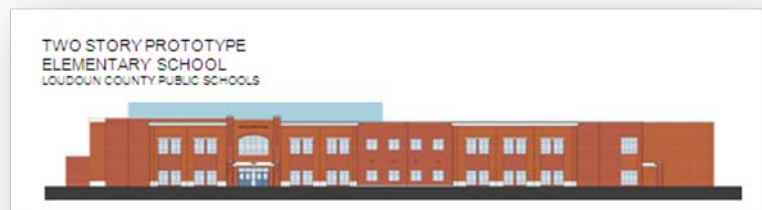
The proposed general location for a Special Waste Drop-Off Center is consistent with the Revised General Plan. The County will develop a hazardous waste reduction program and increase residential access to the safe disposal of hazardous waste to protect groundwater resources (Revised General Plan, Chapter 2, Solid Waste Management Policy 6).

Elementary School #27

This project would construct a new 102,141 square-foot Elementary School on a site of 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles North Planning District. The LCPS Dulles North Planning District contains portions of the County's Ashburn and Dulles Planning Subareas. The school could be placed in the southern portion of the Ashburn Planning Subarea or the northern portion of the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2017
102,141 square feet
20.00 acres
Ashburn or Dulles



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).

Elementary School #31

FY 2019
102,141 square feet
20.00 acres
Ashburn or Dulles

This project would construct a new 102,141 square-foot Elementary School on a site of 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles North Planning District. The LCPS Dulles North Planning District contains portions of the County's Ashburn and Dulles Planning Subareas. The school could be placed in the southern portion of the Ashburn Planning Subarea or the northern portion of the Dulles Planning Subarea.



This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).

Elementary School #34

This project would construct a new 102,141 square-foot Elementary School on a site of 20 usable acres in the Loudoun County Public Schools' (LCPS) Dulles North Planning District. The LCPS Dulles North Planning District contains portions of the County's Ashburn and Dulles Planning Subareas. The school could be placed in the southern portion of the Ashburn Planning Subarea or the northern portion of the Dulles Planning Subarea.

This school would be designed for an anticipated program capacity of 875 students in grades K through 5. The facility would contain classrooms, a media center, a cafeteria, and a multi-purpose room.

FY 2021
102,141 square feet
20.00 acres
Ashburn or Dulles

TWO STORY PROTOTYPE
ELEMENTARY SCHOOL
LOUDOUN COUNTY PUBLIC SCHOOLS



Comprehensive Plan Conformance:

The School Board will determine the need for new public school sites and facilities in Loudoun County. The County will coordinate with the School Board to identify suitable sites based on the Revised General Plan and its land use and growth policies in concert with the School Board's standards and levels of service as adopted by the Board of Supervisors (Revised General Plan, Chapter 3, School Policy 1). Public school sites should be located at the focus of the attendance area and will provide safe and convenient access for students (Revised General Plan, Chapter 3, School Policy 4). The vision for the Suburban Policy Area is for self-sustaining communities, to include a full complement of public services and facilities (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 1). Schools are encouraged in the Transition Policy Area that provide a transition from suburban to rural, provided they meet criteria that address the nature, scale, and intensity of the use, the area to be served, and design characteristics (Revised General Plan, Chapter 8, Community Design Policy 15).